

DISTRICT III ADVISORY BOARD

MINUTES

Tuesday, April 17, 2001

7:00 p.m.

Colvin Mini City Hall, 2820 S. Roosevelt

Members Present

Council Member Lambke
Bill Ward (First Pro-tem)
Matt Foley
John Kemp
Phil Bloomquist
Gene Fuhr
Jim Gulick
Phyllis Hall
Judy Dillard

Members Absent

Lois Ann Newman
Jim Skelton
Brent Turnipseed

Staff

Jim Armour, Public Works
Bill Longnecker, Planning

ORDER OF BUSINESS

Call to Order

Council Member Lambke called the meeting to order at 7:00 p.m.

Approval of the Minutes

Council Member Lambke did not have any changes to be made to the minutes of March 6, 2001.

Public Agenda

1. Character Education

Margalee Wright, Representative for the Wichita Public Schools, gave a brief presentation on the proposed inclusion of Character Building Curriculum in the Unified School District (USD) 259 public school system. Last year, USD 259 decided there was a need to support families and the communities by building good character traits in children. There is a community census in progress identifying a list of character traits and definitions. They are asking for District Advisory Boards and the Neighborhood Associations to help determine the most important character traits that need to be taught in the school system. A form was provided for all members of the DAB and members of the public to fill out and return to Margalee Wright by May 1st of 2001.

Action: Received and Filed.

2. **Mini-self Storage at 31st South and Hillside.**

Wes Pechin, builder / developer, informed the Board of his proposal to establish a mini-self storage unit at 31st Street South and Holyoke. The site would be located south and east of the Quiktrip. Pechin had previously presented this project to the Metropolitan Area of Planning Commission (MAPC) and was advised to present the project to the District Advisory Board. He proposed a project with no outdoor units. He said that there would be a residence onsite, and it would be staffed 24-hours per day. He also said that the grounds would be landscaped and would be visually appealing. There will be three masonry buildings with a length of 240 feet each. **Foley** asked how the MAPC received this proposed project. Pechin said they received it most favorably. **Kemp** asked Pechin if he could come and present this project to the K-15 Neighborhood Association on Monday, April 30, 2001. Pechin answered that he would be glad to give a presentation. He stated that he wants to make sure that there is no opposition to the project and that the project is in the best interest of the neighborhood.

Ward (Gulick) made the motion to defer the issue to the June 5, 2001 District Advisory Board meeting. (7-0)

Action: Defer Board recommendation until the June 5, 2001 meeting.

3. **Off-agenda items**

None submitted.

Planning Agenda

4. **CON2001-00004 – Conditional Use to allow used car sales on property zoned “LC” Limited Commercial. Generally located on the northwest corner of Hydraulic and Wassall.**

Bill Longnecker, Senior Planner, Wichita-Sedgwick County Planning Organization, made a presentation to the District Advisory Board on a project, that would allow used car sales in “Limited Commercial” Zoning. The proposed site is at the Northwest corner of Hydraulic and Wassall, specifically lots 10 and 11, block E, Graber Addition. The applicant wants to place a used car dealership on this property. There is a 1,500 square foot building currently on the property. The total area of the two lots is approximately 14,782 square feet. There is a liquor store located on the Hydraulic side of the lot and a Quiktrip located on the Wassall side of the lot. The neighborhoods to the north and to the west of the location in question are zoned SSF6. Both of these areas are developed residentially with single-family homes. The properties to the south are zoned

Limited Commercial and have a Quiktrip and a strip mall shopping center. The property to the east is zoned Limited Commercial and residential and has a liquor store, a bar and single-family residences. The Planning Commission heard this petition on March 8, 2001. The Metropolitan Area Planning Department (MAPD) recommended that the application be denied, based on the following recommendation: The application area is zoned "LC," Limited Commercial. The "LC" district does not permit auto sales without a Conditional Use permit. The MAPD staff did recommend approval based on the following eleven (11) conditions: 1) the site shall be limited to the sales of used cars. Any automotive service or repair work conducted on the site shall be entirely within a building. No body or fender work shall be permitted without first obtaining "GC" General Commercial zoning; 2) the applicant shall submit a revised site plan giving dimension control of display areas, vehicle circulation, solid screening, ingress and egress, parking areas, queuing areas, dumpsters, landscaping, signs, lighting and showing all easements and set backs for review and approval by the Planning Director; 3) the applicant shall install and maintain landscaping in accordance with the landscape plan submitted with this application; 4) parking barriers shall be installed along all perimeter boundaries adjacent to streets; 5) no temporary display signs are permitted; 6) there shall be no use of elevated platforms for the display of vehicles; 7) no amplification system shall be permitted; 8) no outside storage of salvaged vehicles or parts shall be permitted in association with this use; 9) no string-type lighting shall be permitted; 10) the applicant shall erect and maintain a solid six-foot screening along the northern and western property lines that are adjacent to residential zoning and the existing residential development and 11) any violation of the conditions approved, as a part of this request, shall render the Conditional Use null and void.

Fuhr (Dillard) made a motion to support the staff recommendation to deny the request for a Conditional Use to allow used car sales on property zoned "LC" Limited Commercial. (7-0)

Action: Board Members unanimously voted to recommend denial of the applicants request for a Conditional Use permit to allow used car sales on a "LC" Limited Commercial property.

Public Works Agenda

5. South Hydraulic Paving and Drainage Project

Jim Armour, Design Engineer, Department of Public Works, presented the proposed design concepts for paving Hydraulic from MacArthur to 47th Street South, and improving the drainage ditch from Hydraulic to the Kansas Turnpike. He stated that they are concentrating on the first phase of the project, which is the to drain the water flow from the Turnpike to the river. The next portion of this phase is to build a detention pond at Emery Park. The paving of Hydraulic is projected to start in March 2002 and is to be completed in November or December

of 2002. **Dillard** asked if there would be sidewalks on both sides of Hydraulic. **Armour** said there would be five (5) or six (6) foot wide sidewalks on both sides. The projected termination date for the entire project is 2005. The design was made in the year 2000, the storm sewer will be completed in the year 2001 and the paving is projected be completed in the year 2002.

Kemp asked if the four (4) lane street was going to narrow down to two (2) lanes in places. **Armour** said "no". **Dillard** asked if they were going to narrow it at the Turnpike. **Armour** said "no" because the Turnpike was originally designed to have four (4) lanes. **Burnett** asked if there would be access to Emery Park from the Turnpike. **Armour** said there would be no provisions made for any kind of foot access from the Turnpike to the park.

Jeff Bradley, Project Engineer for Baughman Company, said that phase one of MacArthur to 47th Street is the current area of concentration. He also said that in order to keep the drainage channel dry, it would have a concrete lined bottom with vinyl sheet piling along the sides two (2) to three (3) feet high. The detention pond would be a sand bottom with sand sides. He added that there would be an intermediate catch at the pond that will collect trash and debris and prevent it from flowing into the detention pond. **Kemp** wanted to know who is going to keep the pond clean. **Armour** said that would be the Park Department's responsibility. The pond would have to be five (5) feet deep in order to keep the water circulating and to maintain fish.

Action: Received and filed.

Unfinished Business

None submitted.

New Business

None submitted.

Board Agenda

None submitted.

Other

Next Meeting

The next schedule meeting of the District III Advisory Board will be held on May 1, 2001 at 7:00 p.m. at the Colvin Mini-City Hall.

Being no further business, **Council Member Lambke** adjourned the meeting at 9:05 p.m.

Submitted by,

**Fátima Crump
Neighborhood Assistant**

Guests

Jeff Bradley, Baughman Company, 315 Ellis, 67211
Paul Weigand, 1141 Denker, 67216
Roger and Barbara Hahn, 1924 E. Sunrise, 67216
Herb Mandenhall, 5227 S. Madison, 67216
Margalee Wright, 1805 Lisa, 67203
Terry Sutherland, 2330 S. Pershing, 67218
Joe and Anita Fleming, 5145 S. Ash, 67216
Geraldine Flaharty, 1816 Fernwood, 67216
G. Bark, 4693 S. Washington Ct., 67216
Donnah Taylor, 514 W. 34th South, 67217
Ken Piper, 5862 S. Hydraulic, 67216
Jody Burnett, 1709 E. 48th South, 67216
Wes Pechin,